

MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
January 09, 2007
7:30 PM

COUNCIL CHAMBERS, 100 Gregory Lane, Pleasant Hill, CA 94523 www.pleasanthill.ca.gov (925) 671-5209

CHAIR: KEN LOMBARDI VICE CHAIR: STEVE WALLACE MEMBERS: ROBERT ABBOTT, LOLA FELLINGER, JIM GIBLIN, DAVID C. MASCARO, ALEX MCKINDRA

Members of the audience wishing to speak on any matter must fill out a card and turn it in to the secretary. Items not on the agenda will be considered during the Public Comment portion of the meeting. Comments on any item under the Public Hearing portion of the agenda will be accepted only when the public hearing is opened for that item. Comments are limited to three minutes per speaker. Presentations made by applicants are limited to a maximum combined time of 15 minutes.

If the applicant or his or her representative fails to attend the public hearing concerning their application, the Planning Commission may take action to deny the application. An application may be entertained for continuance upon receipt of written notification of the applicant's inability to attend the hearing.

All matters listed under CONSENT CALENDAR are considered by the Commission to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a Commissioner prior to the time Commission votes on the motion to adopt. An appeal of the decision or conditions of the Planning Commission to the City Council must be filed with the City Clerk within ten days of the date of the mailed notice of decision. No agenda item will be considered after 10:30 p.m. Remaining items will be rescheduled.

The Planning Commission meetings are telecast the Friday following the Tuesday meeting from 4 p.m. to 6 p.m. (the 2nd and 4th Fridays of the month).

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

STAFF INTRODUCTIONS

PUBLIC COMMENT

The public is welcome at this time to address the Planning Commission on any item, with the exception of items scheduled for Public Hearing at this meeting. Comments are limited to three minutes per speaker. Any public comments made regarding an item pending before the Commission do not go into the public record of that item.

MINUTES

November 28, 2006

PUBLIC HEARING ITEMS

1. UP 05-002, BILLS ACE HARDWARE USE PERMIT, 1530 CONTRA COSTA BOULEVARD

The applicant, Bill Wygall on behalf of Ace Hardware, requests approval of a Minor Use Permit to allow outdoor display of merchandise in front of the store's entrance. The applicant proposes to place hardware merchandise such as wheelbarrows, barbeques, patio chairs, outdoor benches, bags of fertilizer, and ½ wine barrel planters for sale. The merchandise will be placed along the glass storefront of an existing retail building.

Ace Hardware is located on the northeast corner of the intersection at Beth Drive and Contra Costa Boulevard. Assessor's Parcel Number is 127-061-026.

[Staff Report](#)

[Attachment A](#)

[Attachment D](#)

[Attachment B](#)

[Attachment E](#)

[Attachment C](#)

[Attachment F](#)

2. UP 06-001, METRO PCS ANTENNA, 1941 OAK PARK BOULEVARD

The applicant, Peacock Associates Inc. for MetroPCS , is requesting Use Permit approval for the installation of a *wireless communication facility* use consisting of (6) six antenna panels, located in groups of two, to be placed on top of an existing two-story commercial office building, and the installation of associated electronic equipment on top of the roof.

The proposed wireless site is located at 1941 Oak Park Boulevard. The site is located on the southeast corner of Oak Park Boulevard and Douglas Lane. The property is zoned *RB – Retail Business* district. Assessor's Parcel Number is 170-040-044.

[Staff Report](#)

[Attachment A](#)

[Attachment E](#)

[Attachment B](#)

[Attachment F](#)

[Attachment C](#)

[Attachment G](#)

[Attachment C, Pt. 2](#)

[Attachment H](#)

[Attachment D](#)

[Attachment I](#)

DISCUSSION ITEMS

1. REVIEW OF PENDING PLANNING DIVISION APPLICATIONS

Staff will provide the Commission with a brief status report on active pending applications. At their discretion, Commissioners may ask questions and receive an update from staff regarding the status of any pending application.

[Pending Applications](#)

2. REVIEW OF THE DRAFT AGENDA FOR A REGULAR MEETING ON JANUARY 23, 2007

The next meeting of the Planning Commission will be a regular meeting on Tuesday, January 23, 2007. A draft agenda for this meeting, listing the scheduled agenda items, hearings, and discussion items, was included in the agenda packet for Commissioners to review. At their discretion, Commissioners may ask questions and receive a brief description from staff regarding the agenda.

[Draft Agenda](#)

COMMISSIONER COMMENTS AND ANNOUNCEMENTS

Adjourn to a joint meeting of the Planning Commission and Architectural Review Commission on January 23, 2007, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.